093.0	0004	0029.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	713,400 / 713,400
					USE VALUE:	713,400 / 713,400
					ASSESSED:	713,400 / 713,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		RONALD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	EUSEBI LEONARD &
Owner 2:	DERBY JESSICA
Owner 3:	
Street 1:	34 RONALD ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BOONSTRA KAREN A -
Owner 2:	-
Street 1:	34 RONALD ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,400 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1968, having primarily Wood Shingle Exterior and 1536 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5400.000	306,000		407,400	713,400
Total Card	0.124	306,000		407,400	713,400
Total Parcel	0.124	306,000		407,400	713,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 464.45 | /Parcel: 464.4

Legal Description

User Acct 60542

GIS Ref

GIS Ref

Insp Date 08/21/18

Entered Lot Size

Total Land:

Land Unit Type:

!7628!

PREVIOUS ASSESSMENT

Parcel ID 093.0-0004-0029.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	306,000	0	5,400.	407,400	713,400	713,400	Year End Roll	12/18/2019
2019	101	FV	238,100	0	5,400.	413,200	651,300	651,300	Year End Roll	1/3/2019
2018	101	FV	235,900	0	5,400.	308,500	544,400	544,400	Year End Roll	12/20/2017
2017	101	FV	235,900	0	5,400.	279,400	515,300	515,300	Year End Roll	1/3/2017
2016	101	FV	235,900	0	5,400.	267,700	503,600	503,600	Year End	1/4/2016
2015	101	FV	231,100	0	5,400.	227,000	458,100	458,100	Year End Roll	12/11/2014
2014	101	FV	223,500	0	5,400.	215,300	438,800	438,800	Year End Roll	12/16/2013
2013	101	FV	223,500	0	5,400.	204,900	428,400	428,400		12/13/2012

PRINT

Date	Time
12/10/20	22:14:46

LAST REV

Date	Time
09/27/18	13:49:39

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7628

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BOONSTRA KAREN	62573-334		9/3/2013		516,000	No	No		
MAUND WILLIAM T	51507-231		7/30/2008		470,000	No	No		
ROSENFELD DAVID	24800-375		8/23/1994		210,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/18/2018	61	Porch	20,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/18/2018	Missed Appt.	CC	Chris C
8/21/2018	MEAS&NOTICE	BS	Barbara S
12/17/2008	Meas/Inspect	294	PATRIOT
2/2/2000	Mailer Sent		
2/2/2000	Measured	263	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	60542
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5400		Sq. Ft.	Site		0	70.	1.08	5									407,401						407,400	

Total AC/HA: 0.12397 | Total SF/SM: 5400 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 407,401 | Spl Credit | Total: 407,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1968	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.33359373
Const Adj.:	1.00589120
Adj $ / SQ:	181.096
Other Features:	78500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	415770
Depreciation:	109763
Depreciated Total:	306007

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths: 1					HB 1		

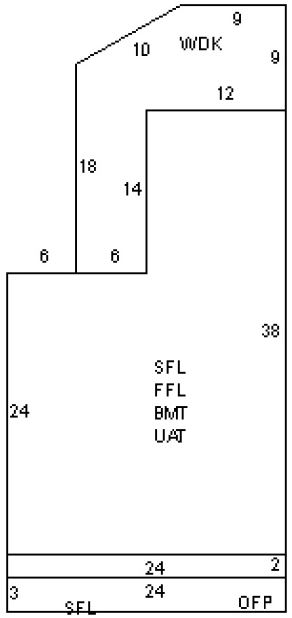
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	181.10
Special Features:	0	Val/Su Net:	110.79
Final Total:	306000	Val/Su SzAd	199.22

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	792	181.100	143,428
BMT	Basement	744	54.330	40,421
FFL	First Floor	744	181.100	134,735
WDK	Deck	224	10.530	2,358
UAT	Upper Attic	186	72.440	13,474
OFP	Open Porch	72	39.650	2,855

Net Sketched Area:	2,762			Total:	337,271
Size Ad	1536	Gross Are	3320	FinArea	1536

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

093.0-0004-0029.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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